



**24 Richmond Road  
Moorends DN8 4LZ**

**Offers Over £150,000  
FREEHOLD**

**VIEWING ESSENTIAL. EXTENDED THREE** bedroom semi-detached house. Lounge, Modern fitted kitchen/diner, Sitting room, Utility room, Shower room & Modern bathroom. Impressive Bar/multi-use/work from home space. Large rear garden & garage. Ideal First Time Buy.



- EXTENDED THREE BEDROOM SEMI-DETACHED
- Lounge, Modern fitted kitchen/diner
- Sitting Room, Utility room

## ENTRANCE HALL

Front UPVC double glazed entrance door and UPVC double glazed window. Staircase leading to the first floor. Laminate floor. Door into the lounge.

## LOUNGE

14'2" x 13'2"

Front facing UPVC double glazed window. High level T.V socket/supply. Laminate floor. Radiator. Door into the kitchen/diner.

## KITCHEN/DINER

17'7" x 9'1"

Two rear facing UPVC double glazed windows. Fitted with a range of wall and base units with new grey doors and drawers and new marble effect laminate worksurfaces incorporating a black one and a half bowl sink and drainer. Built-in electric oven and gas hob with glass splashback and extractor hood above. Integrated fridge freezer and dishwasher. Marble effect tiled floor. Inset ceiling spotlights. Useful understairs storage cupboard. Concealed wall mounted gas combi central heating boiler (new 2023). Door into the garage and access into the rear lobby.

## REAR LOBBY

With doors off to the utility room and sitting room.



## UTILITY ROOM

8'0" x 4'3"

Fitted with a base and wall cupboard with laminate worktop incorporating a stainless steel sink and drainer. Space and plumbing for washing machine. Radiator. Coat hanging space. Tiled floor. Inset ceiling spotlights. Door into the shower room.

## SHOWER ROOM

7'11" x 3'1"

UPVC double glazed window. Fitted with a tiled corner shower cubicle with mains shower and w.c. Tiled walls and floor. Chrome towel radiator.

## SITTING ROOM

12'1" x 8'4"

Rear facing UPVC double glazed french doors leading into the garden. Laminate floor. Radiator.

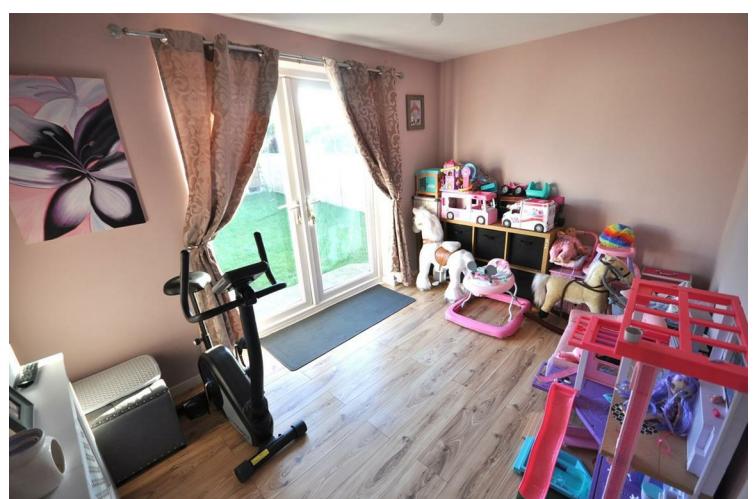
## LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Access to boarded loft storage with lighting.

## BEDROOM ONE

13'2" x 11'3"

Front facing UPVC double glazed window. Built-in wardrobe



- Shower Room and first floor bathroom
- UPVC double glazed
- Gas central heating (new boiler 2023)
- Driveway and garage

with sliding shaker style doors with LED pelmet lighting. Inset ceiling spotlights. Radiator.

## BEDROOM TWO

11'3" x 9'1"

Rear facing UPVC double glazed window. Built-in sliding door wardrobe. Radiator.

## BEDROOM THREE

8'11" x 6'8"

Front facing UPVC double glazed window. Built-in wardrobe. Radiator.

## BATHROOM

5'11" 5'11"

Rear facing UPVC double glazed window. Fitted with a modern white three piece suite comprising of a 'P' shaped bath with mixer tap shower attachment, concealed cistern w.c. and vanity wash hand basin with storage below. Tiled walls and floor. Inset ceiling spotlights. Modern grey towel radiator.

## OUTSIDE

There is a wide driveway frontage which provides easy parking for two cars with access to the garage.

## GARAGE

22'11" x 13'1" maximum.

Front electric roller shutter door. Electric light and power installed. UPVC door giving access into the kitchen/diner.

The rear garden is larger than average with a generous sized lawn, timber panelled fencing, gravelled seating areas and space for a hot tub with a large and impressive bar/multi-use room which could also be used as a work from home space.

## BAR/MULTI-USE ROOM

18'9" x 10'11"

Inset spotlights to the front canopy. UPVC double glazed French doors. Vinyl flooring. Built-in bar with storage cupboards and butcher block worktop. Fully insulated. High level ethernet port to the T.V wall. Inset ceiling spotlights.



- Large rear garden
- Impressive Bar/Multi-use room
- Approximately 111.4 sq.m inc Bar





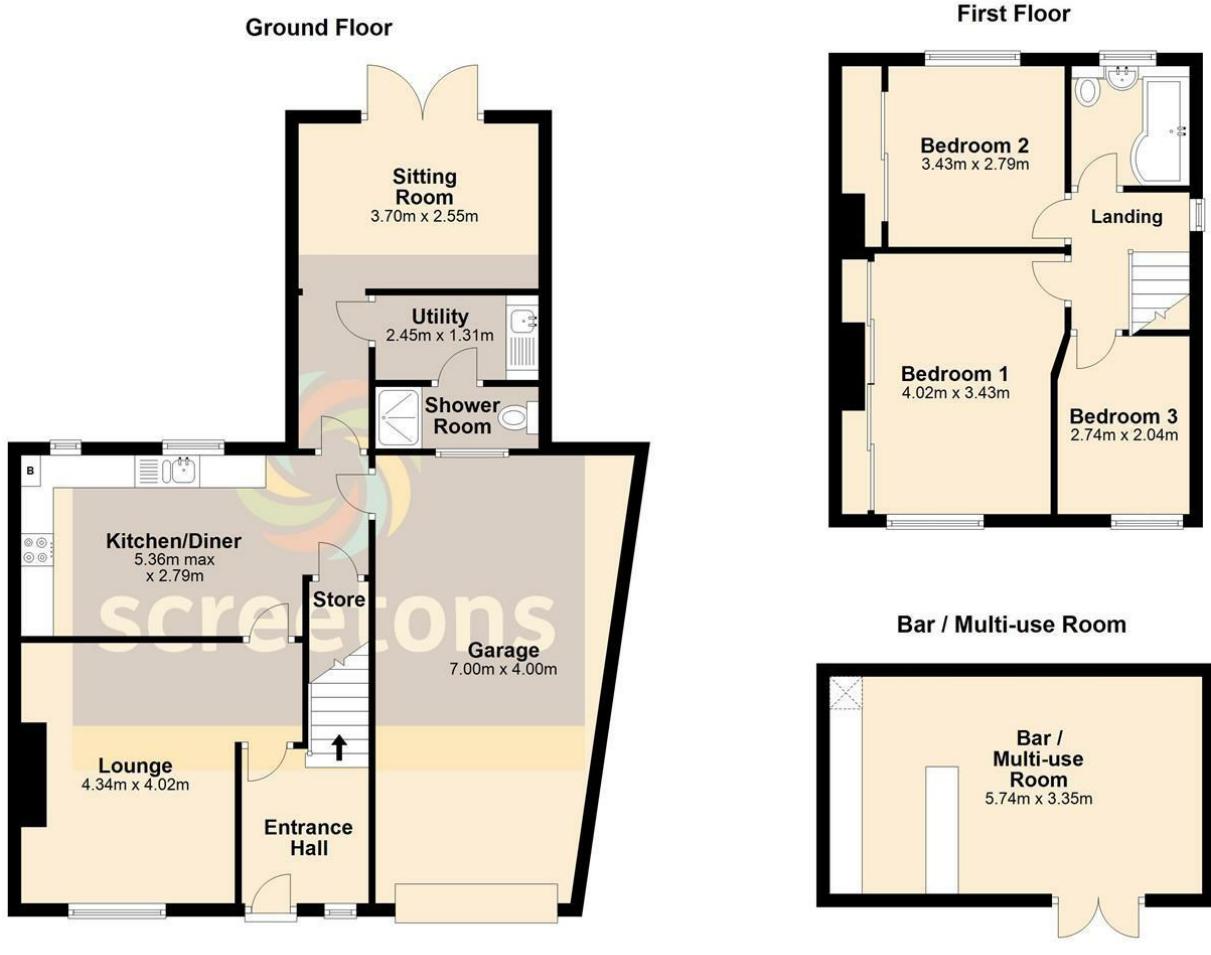
## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band A

**Viewings** - By Appointment Only

**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

